



3 Gibbs Lane, Appledore, Bideford, EX39 1PR

Open To Offers £250,000

- Characterful Cottage
- One Double Bedroom
- Snug/Office Room
- Open Plan Living
- Holiday Let Potential
- Stones Throw to Appledore Quay
- Sought After Location
- Heart Of The Village
- Must See

3 Gibbs Lane, Bideford EX39 1PR

This quaint cottage nestles in the heart of old Appledore, on one of the traditional quiet narrow streets. This cottage offers a number of attractive features ideal for those looking to purchase a holiday let, second home or a cosy cottage as a main residence. The ground floor offers an open plan living area, with kitchen units to the rear and a wooden staircase leading to the first floor. The first floor benefits from one double bedroom and a second snug/office/occasional room, and a well planned shower room.



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Council Tax Band: A



GROUND FLOOR

OPEN PLAN LIVING

18'1" x 12'2"

A comfortable reception area with an attractive feature fireplace, ceiling beams and slate tiled floor. To the rear of the room is the kitchen which is fitted with matching hand and eye level units with an integrated oven and hob with extractor over, sink and undercounter plumbing for a washing machine, tucked behind the stairs is a handy space for a fridge/freezer.

FIRST FLOOR

BEDROOM ONE

12'3" x 7'8"

A comfortable double bedroom with attractive feature fireplace and a handy storage cupboard.

OCCASIONAL ROOM

12'4" x 4'5"

This bijou room can be utilised as a snug, home office or occasional small bedroom, a versatile space for any potential buyer.

SHOWER ROOM

5'3" x 5'0"

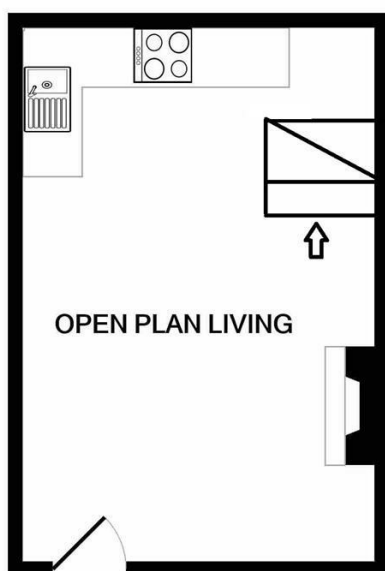
Comprising of a large shower cubicle, wash hand basin and low level WC.

VIEWINGS

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

AGENTS NOTES

The pictures of this property were taken prior to the vendors ownership.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Directions

Gibbs Lane, if you're coming from the Royal Plaice fish and chip shop, the lane can be found on your left hand side around 3 doors down. Follow the pedestrian lane until you reach number 3.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

C

